



The Maltins, Castleford WF10 1HN

welcome to

The Maltins, Castleford

TWO-BEDROOM MID-TERRACE HOME! Offering spacious accommodation, a modern kitchen, enclosed rear garden and off-street parking, situated in a popular Castleford location with no onward chain.



SPACIOUS TWO-BEDROOM MID-TERRACE HOME WITH OFF-STREET PARKING AND NO ONWARD CHAIN!

Situated within a popular residential development in Castleford, this well-presented two-bedroom mid-terrace property offers spacious accommodation throughout and would make an ideal purchase for first-time buyers, investors or growing families.

The accommodation briefly comprises an entrance hall, a generous lounge featuring a decorative fireplace and ample space for both living and dining furniture, together with a modern fitted kitchen offering a range of wall and base units and French doors providing access to the rear garden.

To the first floor are two well-proportioned bedrooms, including a double and a further single bedroom, all served by a contemporary shower room fitted with a walk-in shower, vanity unit and WC.

Externally, the property benefits from allocated off-street parking to the front, while to the rear is an enclosed low-maintenance garden with paved patio, providing an ideal space for outdoor seating and entertaining.

Conveniently located close to local amenities, schools, transport links and Castleford town centre, this attractive home offers ready-to-move-into accommodation and early viewing is highly recommended.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

15' 10" x 10' 6" (4.83m x 3.20m)

Kitchen

13' 8" x 8' 11" (4.17m x 2.72m)

Landing

Bedroom One

13' 8" x 11' 7" (4.17m x 3.53m)

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welcome to

The Maltins

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two-bedroom mid-terrace property
- Spacious lounge with feature fireplace

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF114714 - 0004

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